069.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	761,000 / 761,000
					USE VALUE:	761,000 / 761,000
					ASSESSED:	761,000 / 761,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		DRAPER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STANLEY DAVID F
Owner 2:	STANLEY PATRICIA A
Owner 3:	
Street 1:	17 DRAPER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1912, having primarily Asbestos Exterior and 2286 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	351,200	4,900	404,900	761,000
Total Card	0.121	351,200	4,900	404,900	761,000
Total Parcel	0.121	351,200	4,900	404,900	761,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.95 | /Parcel: 332.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 44026

GIS Ref

GIS Ref

Insp Date 10/23/18

!5920!

PREVIOUS ASSESSMENT

Parcel ID 069.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	351,300	4900	5,280.	404,900	761,100	761,100	Year End Roll	12/18/2019
2019	101	FV	272,100	4900	5,280.	376,000	653,000	653,000	Year End Roll	1/3/2019
2018	101	FV	272,100	4900	5,280.	376,000	653,000	653,000	Year End Roll	12/20/2017
2017	101	FV	272,100	4900	5,280.	329,700	606,700	606,700	Year End Roll	1/3/2017
2016	101	FV	272,100	4900	5,280.	300,800	577,800	577,800	Year End	1/4/2016
2015	101	FV	265,200	4900	5,280.	266,100	536,200	536,200	Year End Roll	12/11/2014
2014	101	FV	265,200	4900	5,280.	251,600	521,700	521,700	Year End Roll	12/16/2013
2013	101	FV	265,200	4900	5,280.	239,500	509,600	509,600		12/13/2012

PRINT

Date	Time
12/10/20	20:44:42

LAST REV

Date	Time
09/22/20	10:33:36
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5920

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCGURL PHYLLIS	28241-602		2/27/1998		215,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/3/2020	495	Add Bath	16,000	O				
7/18/2018	995	Redo Bat	7,900	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2018	Meas/Inspect	BS	Barbara S
12/18/2008	Meas/Inspect	163	PATRIOT
10/7/1999	Meas/Inspect	263	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	44026
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	70.	1.10	12									404,882						404,900	

Total AC/HA: 0.12121 | Total SF/SM: 5280 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 404,882 | Spl Credit | Total: 404,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17499995
Const Adj.:	0.96909493
Adj $ / SQ:	142.336
Other Features:	79802
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	477147
Depreciation:	125967
Depreciated Total:	351180

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

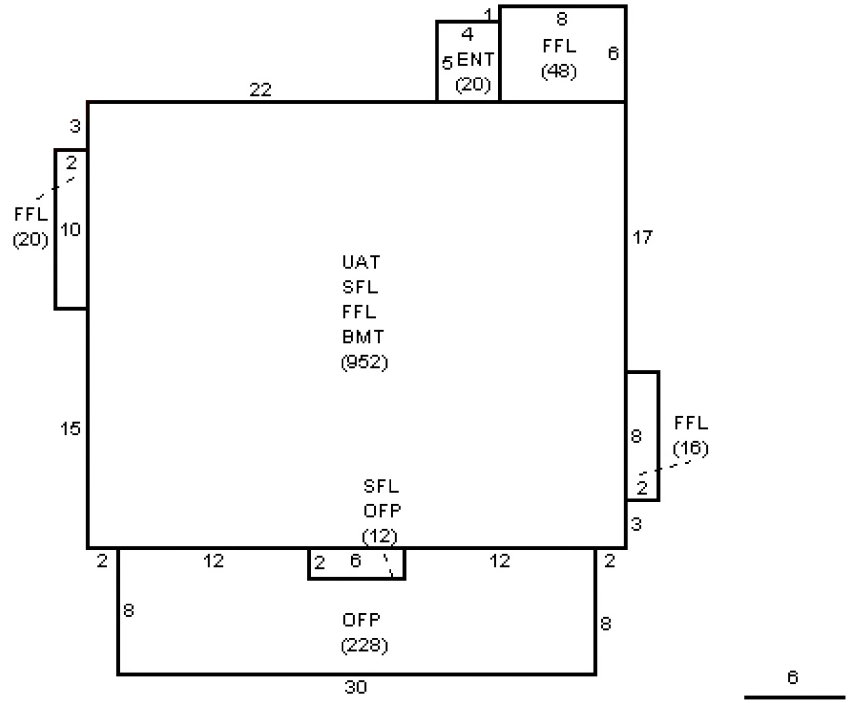
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	156.57
Special Features:	0	Val/Su Net:	101.80
Final Total:	351200	Val/Su SzAd	175.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,036	142.340	147,460
SFL	Second Floor	964	142.340	137,212
BMT	Basement	952	52.310	49,798
OFP	Open Porch	240	22.650	5,437
UAT	Upper Attic	238	56.930	13,550
ENT	ENTRY	20	25.580	512

Net Sketched Area:	3,450			Total:	353,969
Size Ad	2000	Gross Are	4164	FinArea	2286

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1912	21.58	T	40	101			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:	Total: 4,900